

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**HIGHLAND KNOLLS COMMUNITY ASSOCIATION**

---

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS       §

The undersigned, being the authorized representative of Highland Knolls Community Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the instruments entitled "Instrument to Record Dedicatory Instruments", "Certification", "Certification", "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association", "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association", "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association", "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association", "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association" and "Supplemental Notice of Dedicatory Instruments for Highland Knolls Community Association" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. U149856, 20090064642, 20120002502, 20130570911, RP-2017-16674, RP-2019-155782, RP-2021-629940, RP-2022-38557 and RP-2025-58371 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Amended and Restated Highland Knolls Community Association, Inc. Architectural Control Committee Guidelines.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 25<sup>th</sup> day of July, 2025.

**HIGHLAND KNOLLS COMMUNITY  
ASSOCIATION**

By: \_\_\_\_\_

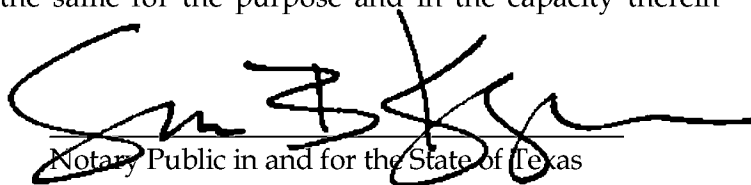


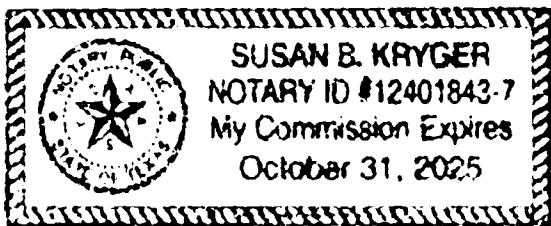
Cliff Davis, authorized representative

RP-2025-292393

THE STATE OF TEXAS       §  
                                         §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of July, 2025 personally appeared Cliff Davis, authorized representative of Highland Knolls Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



RP-2025-292393

**AMENDED AND RESTATED  
HIGHLAND KNOLLS  
COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL CONTROL  
COMMITTEE GUIDELINES**

RP-2025-292393

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## **ARCHITECTURAL CONTROL COMMITTEE GUIDELINES**

**These Amended and Restated Highland Knolls Community Association, Inc. Architectural Control Committee Guidelines ("Guidelines") replace and supersede any previously filed architectural control guidelines including, but not limited to, the Architectural Control Committee Guidelines filed at Clerk's File No. 20090064642 in the Official Public Records of Real Property of Harris County, Texas.**

### **Procedure/Introduction**

The applicable Declarations of Covenants, Conditions and Restrictions for the community ("Declaration") provide that no building shall be erected, placed or altered on any lots until the construction plans and specification and a plot showing the locations of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location with respect to topography and finished grade elevation, by the Association's Architectural Control Committee ("ACC").

Landscaping does not require ACC approval unless the configuration of the ground changes (i.e., berms, fill dirt, etc.). See section 18 of these guidelines for landscaping requirements.

An Exterior Modification Request application must be completed in its entirety and mailed or delivered to the address indicated on the application. All pertinent information such as plans, specifications, building permits, locations of the proposed improvements must be indicated on a copy of the survey, etc. and all of these items should be included with the application.

A survey submitted with the application must be prepared and signed by a registered surveyor, engineer or other qualified professional (in the ACC's reasonable judgment) must show (by way of distances described in feet and inches) the actual location of the proposed building or improvement on the lot in relation to other buildings and improvements and to all set-back lines, building lines and utility easements on the lot. The ACC has the authority to waive this requirement and any such waiver must be in writing (which includes email).

Exterior Modification Request forms are available from the management company and/or on the website [www.oakparktrails.org](http://www.oakparktrails.org).

**The ACC cannot respond to verbal requests for approval - all ACC applications must be made in writing.**

Unless otherwise specified in the applicable Declaration, the ACC has thirty (30) days from the date of receipt of an Exterior Modification Request in which to respond. If additional information is required by the ACC, the application will be considered denied until all required information/documentation is submitted. Plans for the implementation

of the proposed improvement(s) should allow for the time required to complete the approval process. No construction or alteration should begin prior to the approval. Additionally, should your application be submitted after the fact of construction or alteration, the ACC is not required to provide approval and there is no limitation of time for the review. You may be required to remove said improvements.

If an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the designated representative should be contacted in writing.

Each owner is ultimately responsible for ensuring that all improvements conform to the Declaration and other applicable Association governing documents. Failure by an owner to perform modifications and/or improvements in conformity with the Declaration and application guidelines subjects the owner to the risk and expense of removal of each such non-complying improvement.

The above general procedures pertaining to applications to the ACC do not apply to the installation of antennas, satellite dishes and related masts. Please see Section 9 for the special provisions which apply to antennas, satellite dishes, and related masts.

It is the responsibility of the applicant to make sure that s/he has reviewed the most current ACC Guidelines and other applicable Association governing documents available before proceeding with any improvement. Check with the management company to see if the guidelines have been reissued or amended. No ACC member shall approve his/her own ACC application for improvement.

The Declaration was in existence prior to any home building in Highland Knolls. All owners/residents must comply with the terms and provisions of the Declaration and all other Association governing document. This includes the requirement to file an ACC application for ACC approval for all exterior modifications, changes, alterations, and improvements to your property.

An owner is not in compliance with the Declaration if: 1) an exterior improvement/change/modification/alteration was made that is/was prohibited at the time of such exterior change; or, 2) an exterior improvement/change/modification/alteration was made and an ACC application was not submitted to the ACC.

All unapproved and/or prohibited improvements/changes/modifications/alterations are subject to removal at the owners' expense unless a variance has been granted. In addition, the Association may take legal action when necessary. The Declaration and state law authorizes the Association to pursue any violation of the Declaration and the Association's governing documents.

RP-2025-292393

### Inspection

All exterior improvements/changes/modifications/alterations are subject to inspection by the ACC.

### Complaints

Should you have a complaint regarding a violation of these Guidelines of other Association governing document, please contact the management company.

### Controlling Documents

In the event of a conflict between these Guidelines and the Declaration, the Declaration shall control.

## **1. Outbuildings**

- 1.1. An "outbuilding" is defined as any structure that is not attached to the main structure. This definition does not include bona fide additions to the main residences or garages wherein an actual opening to the main structure exists, but does include storage sheds, gazebos and playhouse/forts.
- 1.2. The ACC will consider the following:
  - a. The colors should match/blend with the predominant exterior colors of the main residence.
  - b. Materials should match those of the main residence in both size and color; however, the ACC will consider small, prefabricated storage buildings providing the color blends with the main residence.
  - c. It should have a peaked roof, no higher than eight feet (8') from the ground to the highest point, and a maximum of 10' x 12' floor space. Structure must be placed and maintained a minimum of eight feet (8') off rear property line and distance from side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from side fence be less than three feet (3'), regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owners' lot.
  - d. A storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach, as it will not be considered portable. Any changes by Reliant Energy, Centerpoint Energy, the telephone companies and other applicable utility companies for this consent letter(s) will be the homeowners' responsibility. If a storage building is on the utility easement, but not on a slab and can be moved, the ACC will consider it as portable.
  - e. No storage building can be built up against any side or rear wall of a home unless its maximum height is less than six feet (6') and it will not be visible above the fence. It must also comply with all the other requirements for proper construction, size and location.

- f. If under six feet (6'), storage structure may be placed inside yard, provided three-foot (3') minimum setbacks are observed.
- g. For playhouse/fort structures - see section 19.0.
- h. A freestanding gazebo must be at least six (6) feet away from the house in the backyard. These will be reviewed on a case-by-case basis with a maximum height at peak of twelve (12) feet and must be three (3) feet off the side and back fence.
- i. A screened enclosure shall be no higher than twelve (12) feet and shall not create a dome or arched appearance.

## **2. Basketball Goals**

- 2.1. The basketball goal backboard, net and post must be maintained in excellent condition at all times. If the net is worn, it must be replaced or removed. A rim shall be maintained on the backboard at all times. Broken/cracked/bent backboards must be repaired or removed from public view on the property.
- 2.2. If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- 2.3. Backboard must be regulation size and white or black in color or transparent.
- 2.4. Must be mounted on garage or placed on the side of driveway, recognizing a setback of a minimum to correspond with building line.
- 2.5. Portable basketball goals must be stored upright and out of public view when not in use. In no event shall portable basketball goals be left in the street when not in use.

## **3. Patio Cover**

- 3.1. Should be constructed of materials that complement the main structure.
- 3.2. Prefab covers made of aluminum may be approved providing they are of an earth tone color - unfinished aluminum will not receive ACC approval. All metal must be painted. Wood frame may be allowed to go unpainted provided treated wood is used, as outlined below in 3.5.
- 3.3. If attached to house, must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wood, treated wood or metal columns. No pipe is allowed.
- 3.4. At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.
- 3.5. Approved patio construction materials are as follows:
  - a. Painted aluminum (to match trim of house).
  - b. Painted wood (to match trim of house).
  - c. Natural pressure treated wood such as cedar, fir or redwood may be used. Treated pine must be painted or stained.
- 3.6. Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

- 3.7. Patio covers must be situated on the lot to provide drainage solely into the owners' lot. If a proposed patio cover location is less than five feet (5') away from the side lot line, the ACC will require that it be guttered with downspouts, if it is to be a solid cover.
- 3.8. For screened enclosures, see Section 1.2.i.

#### **4. Room Additions**

- 4.1. Exterior materials and colors should match the house as closely as possible.
- 4.2. Detailed plans must be submitted to the ACC.
- 4.3. Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 4.4. Approval shall be on an individual basis - Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bona fide room addition and will not be permitted. Plans for the room addition must show a room of reasonable size to constitute a legitimate request for a room addition. The roof of the addition must integrate with existing roof line so as to appear to have been part of the original home. The addition must be opened to the main structure and be serviced by central heat/air conditioning and electrical. All such improvements must be designed to building code standards of the City of Houston. Room additions may be denied for other reasons, i.e., structural integrity, architectural suitability, etc.
- 4.5. Building permits, as required by the applicable municipality (city, county, etc.) must be submitted with the Exterior Modification Request form.
- 4.6. Additions must comply with lot coverage restrictions as set forth in the Declaration and must include with their application written acknowledgment from a licensed architect
- 4.7. Any second story garage exterior must be architecturally consistent with the main dwelling in the discretion of the ACC.
- 4.8. All windows should face the backyard or driveway. Windows should not face toward any neighboring home such as to allow someone to view directly upon their property. The ACC shall have the authority to determine if a view from a window violates this provision.

#### **5. Exterior Painting**

- 5.1. Exterior painting must be approved by the ACC. This includes obtaining ACC approval for repainting with the same or similar cover. Exterior brick shall not be painted.
- 5.2. Earth tone colors are most often used and accepted (i.e., white, brown, tan, beige or gray). The color of neighboring homes will be taken into consideration, along with the applicant's house brick features.
- 5.3. Extremely bold colors, bright colors, florescent colors, or pastels (all as determined by the ACC) are prohibited.
- 5.4. Front doors may be stained, a natural wood color, or painted the same color as the house trim. Other paint colors may be approved on a case by case basis.

- 5.5. Siding and trim should generally stay within the earth tone family (i.e. white, brown, tan, beige or gray). No colors such as blues, reds, greens or yellows will be allowed.
- 5.6. Vinyl siding and aluminum shall not be permitted for either siding or trim.
- 5.7. Acceptable exterior paint colors shall be determined by the ACC.

**6. Storm Windows and Storm/Screen Doors**

- 6.1. Provided the frames of these are of a color compatible with the exterior house colors, storm windows and storm doors require ACC approval.
- 6.2. All storm doors must be a full glass door.
- 6.3. Screen doors are prohibited.

**7. Decks**

- 7.1. Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 7.2. Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.
- 7.3. Decks cannot be higher than eighteen inches (18") above grade.
- 7.4. Paint or stain should match or complement the house.
- 7.5. Second story decks will be reviewed on a case by case basis.
- 7.6. Decks may only be constructed in the backyards.

**8. Swimming Pools and Spas**

- 8.1. No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Pool decking which extends into an easement also requires a consent agreement. Consents must be received prior to approval. Note: The respective utility company may charge for this consent letter and such charge will be the homeowner's responsibility.
- 8.2. No pool and/or deck shall be within five feet (5') of the side property lines and/or greater unless otherwise defined by the plat and/or Declaration.
- 8.3. No above ground pool will be accepted and/or approved. However, above ground spas, Jacuzzis or hot tubs are allowed provided they are screened from public view.
- 8.4. All pools must be enclosed within a fenced area.
- 8.5. Pool pumps and other equipment must be screened within the fenced perimeter and not visible from the fronting street.
- 8.6. Pool enclosures will be reviewed on an individual basis.
- 8.7. All new pools are required to be inspected by the local governing entities for proper water connections and drains.
- 8.8. If any pool or spa construction uses access to the backyard over or through: (1) a landscape area maintained by the Association; or (2) a sidewalk; then either the homeowner or pool contractor must deposit \$1,000 with the Association. The \$1,000 will be returned only: (1) if there is no damage to the landscape area or

sidewalk; or (2) any damage is repaired to the satisfaction of the Association. The Association may retain all, or any portion, of the \$1,000 deposit depending on the extent of the damage as determined by the Association. Nothing herein shall prevent association from seeking damages in excess of \$1,000.

8.9. No waterfall can be higher than the fence line.

## **9. Antennas and Dish-Type Devices**

9.1. No Dish-Type Devices in excess of One Meter (39 inches). No direct broadcast satellites, multichannel multipoint distribution type devices will be permitted on any lot.

9.2. No Dish-Type Device, Antenna or any related mast shall be erected, constructed, placed or permitted to remain on any lot unless such installation is located to the rear one-half (1/2) of the roof ridge line, gable or center line of the principal building and to the extent feasible shall not be visible from the frontage street or any adjoining street.

9.3. No freestanding Dish-Type Device, Antenna and any related mast shall be placed on any portion of the lot without the prior written consent of the ACC; provided, however, any freestanding antenna approved by the ACC must be located behind the rear wall or the principal building and must be screened from view by installation of approved fencing or other screening devices.

9.4. If the owner of a lot proposes to install a Dish-Type Device, Antenna and any related mast that in any manner whatsoever which does not strictly comply with the conditions set forth in this Section, such owner must submit an application to the ACC and obtain written approval of the ACC prior to commencing such installation. In connection with the ACC's decision, the ACC shall consider such factors as it deems appropriate, in its reasonable discretion. The granting of a variance from such conditions shall in no way affect the owner's obligation to comply with all governmental laws and regulations and other regulations affecting the lot concerned.

## **10. Fence, Gates and Fence Extensions**

10.1. All proposed fences must be approved by the ACC.

10.2. Any fence, wall or hedge intended for the purposes of privacy and/or security shall be no greater than six foot, six inches (6'6") in height.

10.3. Painting, staining or varnishing of fence must be approved by the ACC

10.4. Wood fences must be of cedar only. Pickets should have limited knots and blemishes. Posts and caps may be treated pine. Replacement wood fences or repaired wood fences may have horizontal 1x6 treated pine "rot" or base boards.

10.5. No chain link type fence, no split rail fence or decorative type fence is permitted.

10.6. Fence extension requests will be reviewed on a case by case basis and should be submitted by both neighbors sharing

10.7. the side lot line and fence, except in the case of a corner lot.

10.8. No fence may extend so as to encroach in front of a building line.

10.9. All corner lot fences, fences which face a designated reserve, or that are visible from any street must be installed with the picket side facing out.

- 10.10. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence. Walls do not require similar materials.
- 10.11. Fencing shall be uniform throughout the development. Wrought iron may be used in areas of decorative use in sections across driveways or where used across a building line so long as there are no items, (storage or otherwise), visible from a fronting street.
- 10.12. Metal fences may be wrought iron, steel or aluminum. The fence may have alternative metal finishes for longevity (e.g., epoxy, or powder coating) but must be finished black. Metal fences shall not be higher than six feet, six inches (6' 6") tall.
- 10.13. Gates must be constructed of compatible material to its respective fence type.
- 10.14. Driveway wrought iron and simulated iron gates are permitted, but must be painted black. Any decorative patterns or designs on a gate will approved by the ACC on a case-by-case basis.
- 10.15. Fences and gates must be maintained in good condition.

## **11. Decorations**

- 11.1. On front lawns of lots and on any portion of a lot visible from any street, there shall be no more than two decorative items allowed, not to exceed thirty-six inches (36") in height, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments.
- 11.2. A single bench may be placed in the front yard. The bench may be no longer than five feet in length. It must be constructed of wood, metal, or concrete. The color of the bench must be black or may be left with a natural wood finish if the wood is sealed with a varnish or lacquer to prevent weathering. The bench must be located so that it is placed no more than ten (10') feet in front of the existing building line.
- 11.3. House numbers may be placed on the house or mailbox, but not any type of freestanding structure in front yard unless approved in writing by the ACC.
- 11.4. Christmas decorations, including lighting, may not be placed on the house or in the front yard prior to November 1st, and must be removed no later than January 31. All other seasonal decoration shall be limited to a maximum of thirty (30) day period.

## **12. Exterior Lighting**

- 12.1. Low voltage landscape lighting must receive ACC approval prior to installation. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 12.2. Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.
- 12.3. Low voltage landscape lighting following the provisions of Sections 12.1 and 12.2 should receive ACC approval.
- 12.4. Colored lighting (except during recognized holiday seasons) is not permitted. Security, mercury vapor, or fluorescent lights must be attached to the front of the house, preferably the garage. LED. landscape lighting will be allowed. Mercury

vapor, fluorescent and sodium halite may be permitted in back as long as it in no way shines onto adjacent property.

- 12.5. Yard lights may be gas or electric. Single lamp only and maximum height of six feet (6'). May be in front or back. Gas or electric light poles must be black or brown, depending on color of house and determination of suitable color will be the decision of the ACC. Gas yard lights must be professionally installed.
- 12.6. Exterior lights must not affect overall aesthetic appeal.

**13. Mailboxes**

- 13.1. Our subdivision uses communal mailboxes, and as such, applications for the installation of individual mailboxes will not be approved. Pre-existing mailboxes may be modified with ACC approval.

**14. Wind Turbines and Ridge Vents**

- 14.1. Wind turbines must either be a color that will blend with the shingle color instead of unfinished aluminum, or be painted to match the shingle color and positioned on the rear slope of the roof structure so as not to be visible from the fronting street. Ridge vents should be of a color which will blend with the shingle color.

**15. Outdoor Carpeting**

- 15.1. Outdoor carpeting in public view shall not be approved.

**16. Burglar Bars**

- 16.1. Must be harmonious with house and painted to match the exterior trim. All burglar bars must be approved in writing by the ACC.

**17. Birdhouse**

- 17.1. Maximum height is twelve feet (12') Mounted on a 2" diameter metal pipe painted white or black.
- 17.2. Must be placed toward the middle of back yard and not visible from the fronting street.
- 17.3. Birdhouse and mounting structure must be kept in good condition.

**18. Landscaping**

- 18.1. General: Landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth e.g., bark, mulch, etc.) is generally not subject to ACC review and approval except in circumstances wherein such landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier, or is visually objectionable, or is not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration.

- 18.2. Must complement style and architecture of home and conform to color scheme of immediate neighborhood.
- 18.3. Landscaping may not be installed in such a manner as to change the topography or drainage of the lot which may cause water to spread across any other lot (rear or side).
- 18.4. Trellises, lattices, window boxes, arbors, and permanent brick borders, must have ACC approval. Landscape timbers and bricks without mortar do not need ACC approval unless they exceed a height of one (1) foot. The use of builder bricks will not be allowed for landscaping borders.
- 18.5. Front lawns must be sodded with St. Augustine grass.
- 18.6. Artificial plants, trees, shrubs, flowers, etc. are not allowed as part of the landscaping.
- 18.7. Trees:
- Homeowners are responsible for the maintenance of front yard and curbside trees
  - An application must be submitted prior to the installation or removal of trees.
- 18.8. No object or thing which obstructs sight lines at elevations between two (2) feet and six (6) feet above the surface of the streets within the triangular area formed by the intersecting street lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or extensions thereof shall be placed, planted or permitted to remain on any corner lots.

**19. Swing Sets/Play Structures/Trampolines**

- 19.1. ALL PLAYGROUND EQUIPMENT MUST BE SUBMITTED FOR ACC APPROVAL PRIOR TO INSTALLATION.
- 19.2. A swing set, playhouse, play fort, trampoline, or sports equipment, and the like must not have a topmost point higher than twelve (12') feet maximum. If the playhouse/fort has a platform, the platform can not be higher than forty-two (42") above ground and centered in the backyard to protect neighbors' privacy. It shall also be placed so as not to be visible from the fronting street.
- 19.3. Location will be considered for neighbor's privacy, and must not be closer than five (5') feet to any property line.
- 19.4. The equipment must be placed in the backyard, behind a fence and may not be visible from fronting street.
- 19.5. If canvas is used as roofing material on a play structure, it must be kept in good condition or the ACC will request its removal. The color of the canvas cover is subjected to approval by the ACC.
- 19.6. All play equipment must be maintained.
- 19.7. Front yard swings require ACC approval. Tire swings are not permitted.

**20. Driveway Extensions/Sidewalks**

- 20.1. Sidewalks can not be closer than three feet (3') to property line and must be parallel to curb. Driveway extensions can extend no nearer to side property line than three feet (3') or five feet (5') in certain instances.

- 20.2. Painting a topcoat on driveways and sidewalks is not permitted.
- 20.3. House numbers may be painted on driveway curbs for emergency use. The length is 15" and the height is 6 1/2". Designs such as the Texas State Flag or sport teams are permitted.
- 20.4. Driveways must be maintained. No oil spills or rust spots.
- 20.5. All sidewalks, whether located on the owner's property or in the street right-of-way must be maintained in a neat and attractive condition by the owner whose property the sidewalk abuts. This maintenance includes repair replacing sidewalks (or portions thereof) that are not level or are cracked or damaged.

**21. Garage Conversions/Carports**

- 21.1. Conversions are not permitted and all garages must be capable of housing a minimum of two (2) cars (and a maximum of three (3) cars) at all times with an operational garage door.
- 21.2. Additional garages or carports are not permitted.
- 21.3. Driveways can never be removed from front yard even if an alternate garage is built.
- 21.4. An application must be submitted for lean-to sheds, potting sheds or any other attachments/additions to a garage. These attachments must meet the structural guidelines set forth in other sections of these Guidelines and/or the Declaration.

**22. Window Air Conditioners**

- 22.1. Must not be visible from street and must be below fence line.

**23. Window Shades/Awnings**

- 23.1. Canvas awnings will not be permitted on windows unless they are on the back side of the house on an interior lot and not visible at all from the street. On a corner lot or lot that backs onto a street, canvas awnings will not be permitted at all. When allowed, colors must match or complement the primary color of the house and must be kept in excellent condition at all times or will be subject to immediate removal upon notification.
- 23.2. Awnings will still be allowed for use on playhouses and patio covers, provided they also comply with aforementioned requirements for proper location and color.
- 23.3. All exterior shades must be approved by the ACC prior to installation. The ACC may allow metal or wooden shades if they are deemed necessary in reduction of solar exposure. The color selections of exterior shades must be in accordance with Section 5 of these Guidelines. After installation, they must be kept in excellent condition at all times. At no time, however, awnings of any sort will be allowed on windows on the front of the house.
- 23.4. Portable awnings/canopies are not allowed.

24. Electronic Devices

24.1. No electronic devices shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the subdivision.

25. Solar Screens/Film

25.1. All window film/screen must be approved by the ACC prior to installation. Samples of film/screen must accompany each application

25.2. Solar screens are allowed on windows only if they blend with the brick and roof color. Solar window film must be non-reflective type.

26. Trash Disposal

26.1. No lot shall be used as a dumping ground for rubbish.

26.2. All equipment for the storage and disposal of trash, garbage and other waste shall be kept in a clean and sanitary condition away from public view and not visible from the street.

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

I, Robert S. Swearington, Secretary of Highland Knolls Community Association ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 9<sup>th</sup> day of April, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, these Amended and Restated Highland Knolls Community Association, Inc. Architectural Control Committee Guidelines were duly approved by at least a majority vote of the members of the Board present at the meeting.

[The remainder of this page left blank intentionally.]

RP-2025-292393

HIGHLAND KNOLLS COMMUNITY ASSOCIATION

By: \_\_\_\_\_  
Its: Secretary

Printed: \_\_\_\_\_

*Robert S. Swearington*

THE TERMS AND PROVISIONS OF THESE AMENDED AND RESTATED HIGHLAND KNOLLS COMMUNITY ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE GUIDELINES ARE ALSO APPROVED BY THE ASSOCIATION'S ARCHITECTURAL CONTROL COMMITTEE ("ACC") AS EVIDENCED BY THE SIGNATURES OF AT LEAST A MAJORITY OF THE MEMBERS OF THE ACC BELOW:

*Lisa Balkanli*

Lisa Balkanli (Jul 16, 2025 22:08 CDT)

As a member of the ACC

*07/16/2025*

Date

\_\_\_\_\_  
As a member of the ACC

\_\_\_\_\_  
Date

*Oralia Galvan*

Oralia Galvan (Jul 16, 2025 18:13 CDT)

As a member of the ACC

*07/16/2025*

Date

RP-2025-292393

RP-2025-292393  
# Pages 18  
07/28/2025 09:17 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$89.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-292393